

Minutes of HOA Meeting
CKS/E HOA Monthly Meeting
11-9-2006
Recorded by Mavis Kacena

Meeting called to order at 7:05 p.m.

Board members present: Larry Major, Jo Teague, Jo-Anne' Anderson, Al Nemes, Heather Robinson, Dan Tillapaugh, Dave Simpson, Frank Shelledy, and Mavis Kacena

Residents present: Val Bena, Bill Kacena, Bill and Charlotte Bagwell, Marti Shelledy, Don Cook, Carl Wade, Al Dalvit, Kathy Hofstra, Al Luka, and Paul Saunier

Guest: Michael Denuzzi

President's report: Jo-Anne' Anderson sent an update of the board roster to the HOA lawyers. The HOA has received many compliments from residents praising the board's vigilant work regarding improvements in the neighborhood and support of covenant enforcement. Received a thank-you from a resident for corrective action of a longstanding problem regarding a home in disrepair. A resident copied an email to Jo-Anne' Anderson that he had sent to Jefferson County regarding violation issues on the shopping center masonry wall and carwash project at S. Upham Street and W. Phillips Avenue. Received a notice regarding the Jefferson County Planning Commission and Board of County Commissioners meetings November 15 and December 12. David Simpson introduced Michael Denuzzi. He has been with the sheriff's office for fourteen years and is our Neighborhood Watch liaison. His talk touched on many topics. The sheriff's office works in partnership with homeowners and Deputy Denuzzi pointed out that covenant enforcement helps them. The department's goal is to identify problems, identify solutions and then to implement relentless follow-up. He wanted to assure residents that they are not bothering the office when they call with concerns. The sheriff's mission is to serve the community. In response to a question, he confirmed that left turns are now allowed out of the post office parking lot. He reported that there were three vehicle thefts in one half hour from garages with open doors. Most thefts are crimes of opportunity. If a deputy on patrol notices an open garage door, he may leave a pink card or send a letter reminding the owner to close the door. Residents can request a vacation check at the non-emergency number (303-277-0211) and a patrol car will visit sometime during each shift. Residents can also place an extra patrol request if something of concern is noticed. The department responds three times to a false burglar alarm before asking that it be fixed. If you call 911 and can't talk, lay the receiver down so the operator can hear. A patrol car will respond to any 911 call even if you say you don't need it.

Minutes of the October 12, 2006, regular meeting and September 24, 2006, special meeting were approved as printed.

Treasurer's report: Accepted. See report listed separately in this Scroll.

Membership is currently at 376 (about 50%) and is ahead of last year's pace.

Parks: Kathy Hofstra reported that the Foothills bond issue did not pass. The Matching Funds Program and other projects may be impacted. She will contact Foothills about replacing the dead trees. A scout, working on his Eagle project, has done a beautiful job of repairing the Wayside Meadows bridge closest to Wadsworth.

ACC: See report listed separately in this Scroll.

Membership/Blockworkers: See report listed separately in this Scroll. Winners of lottery tickets in the annual drawing were Elaine and Smitty Smetana on Wadsworth Court and the Lynch family on Morraine Drive.

Traffic: Dave Simpson originally contacted Deputy Denuzzi and will invite him back to speak to more neighbors at a well-publicized meeting in early 2007.

Xcel Energy has an Eyes and Ears on Trucks program although, with the advent of

cell phones, it isn't used as often. Anyone needing help can request it from the driver of an Xcel vehicle.

COHOPE: See report listed separately in this Scroll.

Old Business: Larry Major will get final estimates and have questions answered regarding the planned "Covenants Enforced" signs and email the information to the board. The goal is to order the 12" x 18" signs in December. Jo-Anne' Anderson showed photos of the carwash lighting and fence height that is affecting neighbors near the shopping center. She wrote a letter to Jefferson County in support of the residents' concerns. Bill Bagwell reported that five board members met with the HOA attorney to develop a plan for covenant modernization. The process will involve two steps with an estimated cost about \$1000 above the budgeted amount. The attorneys will lay out a plan and prepare the text. A motion to proceed with the first step to amend the articles of incorporation carried. David and Jo-Anne' Anderson and Jo Teague replaced landscaping at the S. Upham and W. Chatfield entrance. Jo-Anne' Anderson is hauling water to the plants regularly. In addition, the Andersons donated \$48 toward the cost of the plantings when the amount spent exceeded the budgeted cost. Thank you, Andersons. Jo Teague will get bids for the addition of the words "Chatfield Estates" to that sign. Jo-Anne' Anderson will chair the Holiday Lighting Contest. \$500 was allocated for the contest from donations in the special events fund.

New Business: Treasurer, Frank Shelledy, requested approximately \$167 to purchase the latest version of QuickBooks software for the HOA. Motion was approved. Neighbors have reported a leaking irrigation system along the northern boundary of the King Soopers shopping center. Weeds are rarely mowed. They have contacted King Soopers several times but to no avail so help was requested from the board. Larry Major will call the management company. Wreaths need to be placed at entrances. Volunteers are asked to meet at 9a.m. on November 25th at the Elmhurst and Pierce entrance to help. Meeting adjourned at 8:52 p.m.